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of  
planning  
and  
development

*Ontario*

**HOUSING BRANCH**

annual  
report  
1958

Highlights of year.

- achievements in human interest angle.
- photos based on interviews & good photos of major projects.
- ageing survey.
- Windsor
- Samia Relocation.

Capital Investment  
Profits & losses.

Housing Advisory Committee.  
Conference - with photos.

Housing Branch  
Annual Report  
1958

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The Honorable W. M. Nickle, Q.C.,  
Minister,  
Department of Planning and Development,  
The Province of Ontario.

Dear Sir,

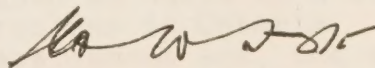
I take pleasure in submitting to you the Annual Report of the Housing Branch of the Department of Planning and Development.

The report has been based on the calendar year January 31st to December 31st, 1958 so that it might be available to the Fifth Session of the Twenty-Fifth Legislature.


You will find herein a detailed account of Housing Branch activities and progress during the past year. It will be noted that 7 new land assembly projects and 8 new rental housing projects---7 of these full-recovery and 1 subsidized---were approved during 1958. This results in a total of 10,720 land assembly lots, 5360 acres held for development and 5081 rental housing units in Federal-Provincial projects. In addition, 7 land assembly and 15 rental housing projects are under preliminary investigation.

This year the Research Section of the Branch published an Interim Report on the Relocation Study in Regent Park South and a Report on Co-operative Housing in Ontario. At present the section is undertaking both a relocation study and a survey on the cost of a slum area to the municipality in Windsor. These studies are preliminary to the surveys to be conducted in Moss Park as mentioned in the body of the report. Windsor was chosen as an area of study because of the compact size of its redevelopment area. It is hoped that the reports resulting from these studies will provide useful information to those concerned with future redevelopment projects in other cities throughout the province.

Respectfully,



W. W. Scott,  
Director,  
Housing Branch.



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## History of the Federal-Provincial Partnership in Ontario 1950 - 1958

At the end of the Second World war, shortage of living accommodation constituted a serious problem in many parts of Canada. There was a tremendous upsurge in residential construction, stimulated by the financial assistance made available under the National Housing Act of 1944, but this did not alleviate the situation; because by the end of 1945, it has been estimated, there were still some 370,000 families without separate self-contained accommodation of their own. The problem was that residential construction could not keep pace with the rapidly rising population. This rapid rise particularly affected Ontario as its population soared ahead of other provinces with each wave of post-war immigration and inter-provincial movement.

It soon became apparent that potential home owners of limited means and families in the lower income brackets, were unable to buy or rent adequate accommodation within their means. It was also apparent that private enterprise proved unwilling or unable to build low-cost housing. Consequently, in December, 1949, the Federal Government took the initiative in finding a solution by the passing of Section 35 ( now Section 36 ) of the National Housing Act. This section provided that " Central mortgage and Housing Corporation may, pursuant to agreements made between the government of Canada and the government of any province, undertake jointly with the government of the province or any agency thereof, projects for the acquisition and development of land for housing purposes and for the construction of houses for sale or for rent. " In March 1950, Enabling legislation was introduced by the Province of Ontario with the addition of Section 6 to the Housing Development Act, authorizing the Minister of Planning and Development for Ontario to enter into this agreement. With the execution of the Enabling Agreement in May 1950, the Federal-Provincial Partnership was created.

Since the creation of this partnership in 1950, the primary function of the Housing Branch has been to administer the Housing Development Act which provides that the Government may:

- Make grants in aid of any building development;
- Assist in financing of residential building developments;
- Join with the Federal Government as contemplated in the N.H.A. , in undertaking if requested by a municipality, joint Federal Provincial housing projects;

In addition the Branch is responsible for:

- Advising the Minister of Planning and Development on housing needs and trends in the Province of Ontario;
- Advising municipalities, agencies, and groups interested in various types of housing developments;
- Carrying out research projects, designed to build up a source of information on all aspects of housing problems in Ontario.

Under the terms of the Housing Development Act, the activity of the Housing Branch principally, has been its participation with Central Mortgage and Housing Corporation, representing the Federal Government, in the assembling and securing of land for sale to private citizens and to speculative builders for the construction of houses, and in the construction and operation of rental housing units for low income families in various municipalities.



## (1) Land Assembly

A Federal-Provincial land assembly project is a project which provides for the acquisition, subdivision and servicing of undeveloped land to be sold to private individuals or speculative builders. This land may be used only for houses, constructed either for ownership or for sale. The advantage of this scheme is that in addition to providing serviced land where the municipality or private subdividers are unable to provide it, a land assembly project makes lots available to people in the lower income brackets, who normally would find it difficult to buy or build a new house because of the cost involved. At the request of the municipality the land is bought by the partners, and the municipality is encouraged to assist in securing the land at a reasonable price, which is essential in order to keep the selling price of lots within the reach of those who need low-cost homes. The costs of clearing, acquiring and servicing the land are borne in the ratio of 75% by the Federal Partner and 25% by the Provincial Partner. The municipality in question is responsible for bringing all necessary municipal services to the edge of a project area, and may also bear some proportion of the costs of services within the project. Subdivision, design, survey, and registration of plans are arranged by the Partners. In municipalities where there are no private subdividers competing, land assembly lots are priced at an amount just sufficient to cover the cost of raw land, legal and survey fees.

In municipalities where competition exists from local private subdividers, these lots are priced at approximately half the going price for lots of a similar size in the municipality. At the time of sale, the purchaser pays the full cost of the land and usually about half of the cost of municipal services; the balance being recovered over a period of fifteen years. The purchaser must commence construction of his building within six months and complete it within eighteen months or the sale is cancelled. He must also submit his plans and specifications to Central Mortgage and Housing Corporation, the Federal Agent, to ensure that they meet the minimum standards of construction under the National Housing Act. Houses must also comply with local by-laws as to type of construction, siting etc. In some communities where it is thought advisable by the Partnership, a second mortgage held by C.M.H.C. is made a condition of sale. This is to ensure that these low priced lots are made available only to those who wish to build for their own occupancy, not for subsequent resale. Since the inauguration of this scheme in 1950, the Partnership has produced 66 land assembly projects consisting of 10,720 lots in 35 municipalities in Ontario; 4,672 of these lots have been developed and sold, and under existing agreements the Partnership is now holding 5,360 acres for future development.

## (2) Rental Housing

A Federal-Provincial rental housing project is one in which land is acquired, subdivided and serviced, and houses constructed on it for rent to families who are in need, and who are within certain income limits. The need for a project in any municipality is always substantiated by a survey of the general housing and economic



conditions in the community, in order to provide the Minister of the Department with factual information on which to base approval or disapproval of a project.

Rental houses are available either on a full-recovery or subsidized basis according to the general wage structure of each community. In a full-recovery project a standard rent is paid for similar types of accommodation. In subsidized housing projects, the rent paid by each tenant is geared to the family income of that tenant on the basis of approximately 25%. Tenants in a subsidized project roughly fall into the income bracket of \$1,800.00 to \$3,400.00 per annum. Under restrictions recently agreed on with the Central Mortgage and Housing Corporation, the average income for any full-recovery project will not exceed \$4,000.00 on admission, or ~~\$4,000.00~~ \$4,800.00 for continued occupancy.

The major difference between a full recovery project and a subsidized project lies in the method of financing. The total costs in a full recovery project are shared in the ratio of 75% by the Federal Partner, 17½% by the Provincial Partner, and 7½% by the municipality in which the project is undertaken. The capital investment is recovered over a period of 50 years; and in addition, the municipality receives full municipal taxes from the project.

In a subsidized project the entire capital cost and all subsequent expenses are borne by the Partners in the ratio of 75% to 25%.

However, the Partnership endeavours to recover approximately 5/6ths of its total capital investment over a period of 50 years. As its contribution to the project, the municipality shares in subsidizing the project by accepting something less than full municipal taxes.

In all Federal-Provincial projects, the Housing Branch is responsible for all negotiation with the municipality, the acquisition of land, arranging for municipal services and inspection of the installation of services. The municipality is normally responsible for the design and installation of services to serve the rental housing project. Financing of the installation of services is arranged by the Partners and as its contribution to the project, the Partnership expects the municipality to bring services to the edge of the project area at its own expense. The minimum requirements are sanitary sewers, water and roads, and storm or combined sewers may be a requirement if local conditions warrant it.

As well as being the banker for the partnership, Central Mortgage and Housing Corporation is responsible for the physical planning of the projects and house construction. Management of the housing units is vested in a Local Housing Authority (see page 22), consisting of a group of public spirited citizens who act without remuneration. In the larger projects, however, the Authority engages a full time manager who is paid for his services and is not a member of the Authority. Each housing Authority is appointed by the Lieutenant Governor in Council, although the nominees are selected by representatives of the Federal and Provincial ministers in consultation with the local mayor or reeve.

Since the rental housing scheme was inaugurated in 1951, 52 projects have been provided under the Partnership in 31 municipalities. Of these 52 projects, 35 are full recovery and 17 are subsidized. A total of 4,234 units have been completed and occupied and are now under administration of the local Housing Authorities. In addition 413



units are still under construction.

Combined land assembly and full recovery and subsidized rental housing projects have been undertaken, or are under negotiation in 55 municipalities in Ontario from Fort William in the North to Prescott in the East and Windsor in the South.

### Redevelopment or Urban Renewal

The Housing Branch is responsible for the rehousing aspects of redevelopment or urban renewal projects.

In areas where a redevelopment programme is being initiated, whether financed privately or under the provisions of Section 23 of the National Housing Act, the municipality may request the Partnership to initiate a rental housing project for those persons displaced in the course of redevelopment. As these persons are usually in the lower income groups, a subsidized project is found most satisfactory. The terms and conditions of a rental housing project in a redevelopment area are similar to those on other rental housing projects. The first two redevelopment projects in Canada have been undertaken in Toronto. In Regent Park North, which is complete, the Province made a capital grant of \$1,000.00 per unit; a total of \$1,239,000.00. In Regent Park South, the first project of its kind undertaken by the Federal-Provincial Partnership, 732 subsidized units of row housing and high-rise apartments are being constructed on the cleared site. As of December, 1958, 649 units were completed and occupied and the entire project is expected to be completed early in 1959. The Minister of the Department of Planning and Development has designated the Moss Park area, also in Toronto, as a redevelopment area.

Municipalities are showing an increasing interest in redevelopment of obsolescent areas. Urban renewal studies are now being carried out in Kingston, Hamilton, London, Sarnia, and Windsor. These are studies approved by the Department of Planning and Development, designed to investigate the physical conditions of the cities as a whole and through their recommendation may lead to redevelopment and subsequent rehousing in the decayed sections.

On September 17th, 1958, Premier Frost announced that the Province was empowered to contribute 25% towards the cost of acquisition and clearance of land in a redevelopment site which will be reused for housing purposes. This reduced the municipal contribution from 50% to 25% and the remaining 50% is made up by the Federal Government. The press report on September 18th, indicated that the contribution would be available for the Moss Park project in Toronto and might also be requested by Sarnia, Windsor, and Kingston.

This year a new policy was announced by the Federal Minister which provided that housing should facilitate the lower third of the population instead of the lower half. Consequently, the maximum incomes for eligibility and continued occupancy were revised, depending on the municipality concerned. In keeping with this new policy, C.M.H.C. has proceeded to design units for public housing projects which will effect greater income distribution with little sacrifice in quality.



## General Housing Trends in 1958

The importance of housing in sustaining the level of economic activity in 1958 stands out sharply in the year to year comparisons of the components of expenditures. In the first nine months of this year outlays for housing were 28% higher in value and 25% larger in volume than in the like period of 1957. A significant part of housing was financed out of public funds; the Government had provided \$400 million for mortgage funds by May, 1958, when a further \$350 million was made available.

Investment in residential construction continued to rise during the second half of the year but at a somewhat slower rate. During the third quarter outlays amounted to \$1.3 billion on a seasonally adjusted basis, about 3% higher than in the second quarter.

Housing starts in Canada reached a peak during the first quarter of 1958 at a rate which, if continued, would have produced 173,000 units for the year. The rate declined during the second quarter to 161,000 units and declined further in the third quarter to 156,000. At the year end the total of housing starts stood at 165,000 units. At the end of 1957 housing starts stood at 122,000, showing an increase last year of 34.5%. At the same time housing completions indicated an upward trend with a rate of 144,000 units in the second quarter, with a rate of 155,000 units in the third quarter and 147,000 units at the year end. At the end of 1957 there were 117,000 units completed indicating an increase in 1958 of 25%. The increase in the volume of housing put in place was somewhat lower than the volume of figures indicate.

It was predicted at mid-year by Central Mortgage and Housing Corporation that 80,000 units would be under construction at the end of the year. Actual figures show 88,000 units under construction at December 31, 1958 as compared to 72,000 at December 31, 1957.

Building costs increased in the first ten months of 1958 at a faster pace than in 1957. In October, the combined index of residential building material prices and construction wage rates was 144.4. This compared with 143.0 in June and 140.6 in January. The increase was mainly, but not entirely, in wage rates. In contrast to the increase in the combined index, costs under the National Housing Act declined in the third quarter of the year.

The value of residential building permits during the first ten months of 1958 was \$551,519 thousand as compared to \$359.167 thousand for that period in 1957. This indicates an increase of \$192,352 thousand from January to October, 1958.

The labour force in the construction industry during the first half of 1958 showed little change from the previous year. However, unemployment rose more slowly this autumn and winter than in 1957, mainly because of increasing employment in residential construction as well as the service and forestry industries and the manufacturing of consumer durables. There was a decline in casual workers during the autumn as a result of an industrial dispute.



Population statistics do not indicate any significant increase. Ontario was the only province with an increase in the marriage rate, the total for 1958 being 48,195 and for 1957, 46,287 marriages performed. There was a slight (0.6%) increase over 1957 in births across Canada but virtually no change in Ontario. After a series of progressively increasing birth rates since the end of World War II, the estimated 1958 rate dropped to the level of the rates in the early 1950's.



# Household Completions

Area	1958			1959			1960			Under Construction		
	1958	1959	Increase	1958	1959	Increase	1958	1959	Increase	Dec. 31/59	Dec. 31/58	Dec. 31/57
ONTARIO	114,23	120,340	34.5%	146,636	117,203	25%	60,162	72,513				
	63,753	47,739	33.5%	59,551	45,007	32%	33,414	29,702				
	44,100	11,103	42%	23,149	14,619	57%	12,957	11,535				
HAMILTON	4,002	3,264	25%	3,649	3,399	7%	2,023	1,586				
WINDSOR	2,544	1,269	100%	2,059	1,163	75%	1,246	719				
WINDSOR	117	222	61.5%	224	269	-16.7%	244	200				

Source: D. B. S. Daily Bulletin - February 5, 1959

C. M. H. C. Highlights - December, 1958



## HIGHLIGHTS OF HOUSING BRANCH ACTIVITIES IN 1954

### Research:

During 1954, the Research Section of the Housing Branch completed 18 surveys of need and effective demand which are required in connection with the requests of various municipalities for rental housing projects.

A survey of need involves interviews with all persons in the community who are concerned with social and economical developments, such as municipal officials, leaders of industry and business, welfare agencies, the Chamber of Commerce. Once the interviews are completed, an advertisement is placed in the local newspapers, advertising the rental scheme. Then survey questionnaires are left at focal points in the municipality, for those interested to fill out.

In the survey of demand, questionnaires are filled out by the applicants who desire rental housing accommodation. These are then analysed by the Research Section and facts such as the applicant's income, the total family income, the size of the family, the existing accommodation and the current rental are assessed. The applicants are then divided into those eligible for a subsidized project and those eligible for a full-recovery project. On the basis of the economic structure of the municipality it is then recommended which project is economically feasible.

These surveys are valuable because they enable the Branch to make recommendations to the Minister for the approval or disapproval of a project, based on factual information on general housing and economic conditions in the community itself.

Two special studies were completed and published by the Research Section during the year: these were:

#### 1. Regent Park South Relocation Study, Interim Report.

This study was undertaken jointly by the Research Section of the Housing Branch, and the Metropolitan Toronto Housing Authority. The purpose of this study was to find out what happened to the families in the Regent Park South area who moved out of the area, why they left, their present rent, what effect did these families have on the areas into which they moved and finally, what effect did the move have on the families themselves. It was felt that the answers to these questions were vital to an intelligent study of further redevelopment projects. The Interim Report comprises some 60 pages of text and tables, and is available, on request, from the Housing Branch.

#### 2. The Future of Co-operative Housing in Ontario.

The co-operative approach to financing and building housing was first put into practice after the second world war. It was a direct result of the most severe housing shortage Canada has ever experienced. This study was designed to provide a complete picture of co-operative home-building in Ontario. The study does not include recent luxury apartment developments which are called co-operative apartments, but only projects of single-family dwellings which have been built by members of the group. It includes information on the extent of the movement in Ontario as well as methods of organization and financing. In addition, a background of co-operative housing in other



provinces and other countries is provided to give a broad perspective for consideration of the particular problems of co-operatives in Ontario.

### Sixth Annual Conference of Ontario Housing Authorities.

June 2nd and 3rd, 1958  
The Theme: Housing and Rehousing

The setting of the Sixth Annual Conference of Ontario Housing Authorities was Niagara Falls, with the Stamford Housing Authority playing host to 280 delegates from Housing Authorities and municipal officials. The purpose of this annual conference is to provide a meeting ground for members of Housing Authorities, representatives of three levels of government and people in both private and public housing to renew and evaluate the purpose of public housing in the municipalities represented.

This year, the key-note speaker was a very eminent and capable public houser, W.L. Rafsky, Development Co-ordinator of the City of Philadelphia. Mr. Rafsky outlined the tremendous stride that had been made in his City in the field of rehabilitation and renewal. He compared the Canadian concept of public housing with the American, and pointed out pitfalls that Canadian officials could avoid by drawing on the experience of their American neighbours.

A panel approach was implemented to present six points of view on housing and rehousing. This was one of the most successful sessions of the conference. Moderator of the panel was David B. Mansur, formerly President of Central Mortgage and Housing Corporation, and more recently, Chairman of the Metropolitan Toronto Housing Authority. Members of the panel were: H.W. Hignett, Executive Director of Central Mortgage; W.W. Scott, Director of the Housing Branch, Developments gave the Provincial point of view; Alan C. Stewart, City Solicitor for Hamilton, Ontario, gave the municipal point of view. The social, private builders and American view points were presented respectively by: Dr. Albert Rose, School of Social Work, University of Toronto; The Honourable Paul Hellyer, National Association of House Builders; and the special guest, M. Carter McFarland, Community Plans and Programmes, Housing and Home Finance Agency, Washington, D.C.

The Honourable W.M. Nickle was host and speaker at the closing banquet on June 3d. The luncheon speakers were: The Honourable Charles Daly, Ontario Minister of Labour at the Provincial Luncheon on June 2nd; and H.C. Linkletter, Ontario Regional Supervisor at the Central Mortgage and Housing Corporation Luncheon on June 3rd.

The wives of the delegates were entertained at a Tea at the Niagara Falls Club, and all delegates toured the Hydra Plant and the Prince Charles Park housing project administered by the Stamford Housing Authority.

### The Housing News Letter

The Housing News Letter is a bi-monthly publication of the Housing Branch. It started three years ago as a mimeographed bulletin going to Ontario Housing Authorities. At that time, it dealt exclus-





## GUELPH

"GREEN-MEADOWS", A FULL-RECOVERY FEDERAL-PROVINCIAL PROJECT  
OF 70 UNITS RENTING AT \$58. AND \$59. PER MONTH.



ively with news related to the Federal-Provincial scheme in Ontario. The News Letter soon branched out and began including articles dealing with the general housing scene. This was done so that Authority members, municipal officials and others interested, could keep abreast of housing developments in Canada. That this was a lack that needed urgently to be filled was soon apparent as interest in the News Letter was widely expressed by others concerned with housing and social welfare.

Since that time, the News Letter has been continuously widening in scope. It now features articles and other material contributed by the most eminent authorities in the field of housing in Canada to-day. Current developments in housing and related topics are discussed, and of course, new developments in the Federal-Provincial scheme are reported.

The News Letter mailing list includes nearly a thousand names and is growing steadily. The Housing Branch is more concerned with having the News Letter sent to those who are genuinely interested in housing and in acquiring an intelligent and comprehensive background in the field, than in building up a vast circulation for the publication. As it is, the News Letter is sent to all members of Ontario Housing Authorities, municipal officials, social workers, and housing officials in Ontario. As a result of special requests, or in exchange for like publications, it is also sent to other provinces, the United States, Europe, Africa, Indonesia, South America, Australia, New Zealand and Israel.

The News Letter has expanded considerably since its unpretentious beginnings. With each issue, the standard of both journalistic effort and quality of material is raised. It is the policy of the Branch to continue its advancement.

#### THE ONTARIO HOUSING MANAGERS' REGIONAL WORKSHOPS

During 1958 the Housing Branch conducted four Regional Managers' Meetings in Windsor, Arnprior, Lindsay and North Bay. The purpose of the one-day workshop is to discuss current problems, and changes in policy or procedure with the full-time and part-time housing managers. It also provides fertile ground for the managers, and the Federal and Provincial representatives to discuss problems of maintenance.

From such meetings, expressions of how certain problems have been overcome in one area tend to benefit managers in other areas. The workshops have been very well attended, and technical assistance on construction and architecture has been generously provided by Central Mortgage and Housing Corporation during the 1958 series.

The Housing Authority in whose area the workshop is being held acts as host at a luncheon meeting with municipal officials. The workshops have proved so successful that the Ontario Housing Authority Advisory Committee have asked that they be conducted twice yearly in order that a better understanding of mutual problems be arrived at by both the Authorities and the Partners.



## PLANS FOR 1959

### Research:

The Research Section is now laying the groundwork for a new study, the results of which, it is hoped, will be available in 1959. This study is designed to determine the real cost to the municipality of supporting a slum area as compared to the cost of removing it by means of redevelopment. This study will be based on the proposed Moss Park redevelopment project in Toronto. It will consist of two stages:

1. The direct and indirect cost of the area to be redeveloped, as it is at present. The study will try to ascertain the cost of maintaining all services required in the area such as fire protection, police protection, education, relief and welfare, public health and will establish the tax income being recovered from the area.

2. Stage two of the study will not be undertaken until the cost of acquiring and clearing the site and of providing the rehousing necessary is fully known. At that time the whole process of assessment will be repeated but on the basis of the new conditions applying in the area. By comparing these two stages it will be possible to determine with some accuracy what is the actual cost to the tax payer of redeveloping a blight area as compared to the cost of retaining it in its blighted form.

### SEVENTH ANNUAL CONFERENCE OF ONTARIO HOUSING AUTHORITIES, JUNE 1st to 3rd, 1959

The 1959 Annual Conference will be held in London, Ontario, where a Housing Authority is now being set up. It is estimated that 300 to 350 delegates will participate in the proceedings.

The programme for the Seventh Conference is now being planned; Mr. S. Ratensky, Director of the Urban Renewal Board of New York City has already agreed to speak. Mr. Ratensky will bring an international evaluation of public housing as a result of eight months study in Europe during 1959.

A similar approach to public housing from the builder's point of view as well as that of the Government will be implemented again in 1959 as a result of an increased demand for the six point programme conducted in 1958.

It is hoped that the Special Committee now studying rental scales presently being used in the Federal-Provincial projects throughout Canada will be in a position to sit as a panel with Housing Authority members in a constructive discussion on the findings of the Committee. This should prove both stimulating and interesting to all present.

In order to give more time to the study of Housing Authority problems, carefully prepared agendas for workshop discussion will be set up to extend over a three day period. In the past, the conference has lasted only two days. The Ontario Housing Authorities Advisory Committee will also conduct a general session and will bring forward recommendations to the Partners as a result of their findings in 1958.



### 1959 ONTARIO HOUSING MANAGERS' REGIONAL WORKSHOPS

The programme for 1959 is now being set up, and in accordance with the wishes of the Ontario Housing Authorities' Advisory Committee, Regional Managers' workshops will be conducted in the first part of 1959 in Stratford, Fort William, Owen Sound and Napanee, terminating in May. They will resume in September, and will be conducted in Fort Erie, Sault Ste. Marie and Renfrew.

The average workshop group consists of about 20 delegates who are provided with an agenda prior to the workshop, giving them time to list their problems. Technical advisors are on hand to discuss problems with the Authorities. A full report of proceedings is prepared for the future reference of the delegates.

In 1959 it is hoped to supplement the agenda with outside advisors on heating, slides on new approaches to maintenance savings and a documentary film on landscaping.



# ACHIEVEMENTS 1958

The real achievements of the Housing Branch can only be shown by statistics - by a comparison of progress in:

- (a) current projects already approved and,
- (b) proposed new projects.

Table 1 shows progress in "current approved projects" as at December 31st, 1957 and December 31st, 1958.

<u>Table 1</u>	Cumulative to <u>Dec. 31/57</u>	Cumulative to <u>Dec. 31/58</u>	<u>Difference</u>
<u>Land Assembly</u>			
Number of Projects	59	66	7
Total lots	7420	10720	3300
Lots sold	3911	4672	761
Lots on hand (under development or to be developed)	2464	5125	2661
Acreage held for future development	6382	5360	1022-
<u>Rental Housing</u>			
Number of Projects	44	52	8
Total Units	4434	5081	647
With units completed and occupied	2057	2665	608
With units under construction	2338	1922	356-
Construction not yet started	39	434	395
<u>TOTAL PROJECTS</u>	103	117	14



The "proposed new projects" indicated in Table 11 for the same period show an increase in new rental projects requested and a decrease in the requests for land assembly projects.

<u>TABLE 11</u>	<u>Dec. 31/57</u>	<u>Dec. 31/58</u>	<u>Difference</u>
Land Assembly	10	6	4-
Rental Housing	10	14	4

The total of both current and proposed new projects shows the following increases for rental housing and land assembly:

<u>TABLE 111</u>	<u>Dec. 31/57</u>	<u>Dec. 31/58</u>	<u>Difference</u>
Approved Projects	103	118	15
Proposed Projects	20	22	2
<u>TOTAL PROJECTS</u>	123	140	17

The interest shown in previous years in both rental housing and land assembly increased a considerable degree during 1958. This resulted in the branch dealing with many inquiries not only from municipalities which already have Federal-Provincial projects but from several of the smaller towns as well. Throughout 1958 the branch received 8 enquiries regarding land assembly and 13 in regard to rental housing.

Thus during 1958 the total number of projects being dealt with by the Housing Branch had increased by 17 or almost 14%.

While Table 1 shows a total increase in rental housing units of 647, it should be pointed out that the number of rental housing units represented by the 15 proposed projects is expected to exceed 2,250.

The following is a breakdown of the progress of branch activities during 1958.

#### Rental Housing

During 1958 projects consisting of 608 housing units were completed and occupied. These projects were all built on a full-recovery basis and all units are single family dwellings.



Brockville	(4/57)	21 units
Hamilton	(4/55)	432 units
Hamilton	(5/55)	20 units
Kenora	(2/56)	26 units
Napanee	(2/57)	20 units
Prescott	(3/56)	25 units
St. Thomas	(5/56)	35 units
Stratford	(3/57)	21 units

TOTAL 608 units

At the end of December units were under construction in the following projects:

Metro-Toronto:

Lawrence Heights	(5/54)	1043 units (763 completed)
Regent Park South	(1/53)	732 units (649 completed)
Windsor	(4/5)	207 units (152 completed)

Of the above mentioned projects, Lawrence Heights and Regent Park South are subsidized projects while Windsor is a full-recovery scheme. Lawrence Heights consists of row housing and 3½ story walk-up apartments, Regent Park South of row housing and high-rise apartments, and Windsor of single family dwellings.

Projects for which approval to proceed has been received from Central Mortgage and Housing and projects for which agreements have been signed, with construction to be started in the near future are as follows:

Clinton	(1/58)	12 units
Cornwall	(3/57)	125 units
Delhi	(1/58)	12 units
Goderich	(4/58)	14 units
Hamilton	(6/57)	80 units
Hamilton	(7/57)	91 units
London	(4/57)	100 units

TOTAL 434 units

The above projects are all to be constructed on a full-recovery basis with the exception of Cornwall which is subsidized.

In addition there were a number of other projects at the end of 1958 which had been proposed and were at various stages of investigation. Agreement to proceed with actual development of the project in Kingston (4/58) is being reached.

Recommended Projects:

Kingston	(4/58)	71 units (subsidized)
----------	--------	-----------------------



Projects in the following municipalities are expected to be approved in 1959.

Brantford  
Galt  
Orillia  
Ottawa  
St. Catharines  
Sarnia  
Sault Ste. Marie  
Sudbury

Metro-Toronto  
Lawrence Heights  
Etobicoke  
Scarborough  
Ross Park

Preliminary discussions about rental housing under the Federal-Provincial scheme are currently being held following an enquiry from Timmins.

#### Land Assembly

During the past year an additional 639 lots were offered for sale, bringing the total number of serviced lots since the commencement of the Federal-Provincial scheme to 5,595. Installation was started and in many cases was well under way on a further 2,015 lots by the end of 1958. Land assembly lots will be available to private individuals and builders when the development of the new projects in the following municipalities is completed:

Brantford (2/57)	325 lots
Cornwall (2/57)	343 lots
Galt (2/58)	200 lots
Kenora (3/58)	118 lots
Renfrew (3/57)	129 lots
Sandwich	
East (1/58)	969 lots
Metro-Toronto:	
Etobicoke (4/54 Phase 1)	73 acres

Projects in the following municipalities are under preliminary investigation:

Oshawa  
Ottawa  
Prescott  
Trenton  
Woodstock  
Metro-Toronto:  
    Scarborough 4/58

As a result of enquiries received from Guelph, Kitchener and Timmins, discussions are being held regarding land assembly projects in these municipalities.



LAND DEVELOPMENT SECTION

The Housing Branch is organized into five sections under a Director and as Assistant Director. The five sections and their duties are as follows:

A. Land Development Section

This section is primarily responsible for the acquisition and subdivision of land to be used for land assembly or rental housing purposes and for the management of land being retained for future development.

When a Federal-Provincial project is under investigation a representative of the Section visits the municipality to look at available sites and assess their suitability for the project. If the project is to be proceeded with, the Section initiates negotiations with the owners, takes options and arranges the purchase price. Where land is expropriated for Federal-Provincial purposes, the Section acts as the Provincial representative in the negotiations for settlement.

The Section is also responsible for arranging for, and supervising the preparation of boundary and contour surveys, aerial surveys, soil interpretations and for the securing of legal descriptions of properties to be purchased. One of the major responsibilities of the Section is in its liaison with Central Mortgage and Housing Corporation in connection with the preparation of the sketch plan for the project, its presentation to the municipality and to the municipal council and to other public bodies in the municipalities such as the Board of Education. When a draft plan has been prepared the Section is responsible for liaison with the Community Planning Branch which processes the draft plan in accordance with the standard procedure.

When the plan has received draft approval the Section draws up specifications, calls tenders and recommends the awards of contracts for the layout of the subdivision by an Ontario Land Surveyor and supervises the progress of the work. The Section is also responsible for the specifications, tender calls and contract awards for demolition of any buildings on Federal-provincial land, erection of fencing and for the supervision of this work. In the case of rental housing projects, the Section is responsible for producing a record drawing of the project. In connection with land assembly, the Section is responsible for working out the selling price of land assembly lots and of block land to be sold for other purposes, e.g. schools, parks, etc. It is the Provincial representative in all negotiations with Central Mortgage and Housing Corporation concerning the sale of lots in the various projects operated by the Partnership.

The Land Development Section, in co-operation with Central Mortgage and Housing Corporation, is responsible for property management of some 7,000 acres of land together with the buildings thereon held for future development in 18 municipalities. In this regard rentals are determined, leases arranged, tax records kept and approvals given for repairs and replacements.

In general, the Section is also responsible for ensuring that all Federal-Provincial projects comply with the terms of such Acts as the Land Titles Act, the Surveyors Act and the Registry Act, and for dealing with changes in zoning and restrictive by-laws as they apply to the project.



## B. RENTAL HOUSING SECTION

This Section functions as the official liaison between the Housing Authority administering the various rental housing projects and the Partnership. It is primarily concerned with the implementation of Partnership policies and procedure with regard to full recovery and subsidized projects through the local Housing Authorities.

After a formal request has been received from a municipality, a survey of need and effective demand for low rental accommodation is conducted jointly by this Section and the Research Section in municipalities where an Authority is already established. If the municipality does not have an Authority, then the survey is conducted by the Research Section alone.

When a project is under construction, the Rental Housing Section enters into procedures to set up a nominating committee to select members for the Housing Authority. Reappointments of Housing Authority members and the filling of interim vacancies are also the responsibility of the Section.

At the first Housing Authority meeting, the Supervisor instructs the member in the administration of the project, accounting, procedures and Partnership policies as set out in the No. 3 Agreement between the Partnership and the Authority. The Rental Housing Section has written and keeps up to date a Procedure Manual for the guidance of such authorities and acts in an advisory capacity to assist in the solution of any problems that may arise.

All financial statements reflecting the operations of the Authorities are transmitted through this Section and records distributed to Central Mortgage and Housing Corporation. Recommendations for changes in policy to improve and simplify operations to meet the specific needs of various areas are received from the Authorities through their Advisory Committee and are discussed with the Director of the Housing Branch for presentation to the Senior Partner.

An additional responsibility of the Rental Housing Section is the organisation of the annual conference of Ontario Housing Authorities. This involves arrangements for guest speakers, luncheons, banquets, accommodation and programme planning. Summaries of the Conference proceedings are compiled, printed and distributed. Four Regional Managers meetings are also conducted by the Supervisor each year at which local approaches to tenant problems are discussed and interpreted in accordance with policy. Records of proceedings of these meetings are compiled and distributed by this Section.

## C. MUNICIPAL SERVICES SECTION

The Municipal Services Section is responsible for the engineering aspects of Federal-Provincial projects. After the Land Development Section has selected possible sites for a project in a given municipality, the Municipal Services Section conducts preliminary investigation to determine the suitability of these sites for service installations and building construction. In consultation with the Municipal Engineer, the Section establishes the level of service costs based on the sketch layout plan and that portion of the Federal-Provincial Agreement dealing with the services are then prepared by the Section. Plans and specifications for all servicing contracts are received and before the contract is awarded. This Section then approves the contract award on behalf of the Partnership. Periodic inspections are made during the



time when services are being installed in the project so as to keep an up-to-date record of the progress of the work and to assist the municipal engineer with any problems.

In Regent Park South the Section is responsible for direct supervision and layout of services as well as the co-ordination of other services and utility installations. It is expected that this function will become increasingly important as redevelopment programmes are undertaken in more municipalities and the land held in Metropolitan Toronto area is developed.

The Section approves payment certificates on behalf of the Province and all claims received from the municipality respecting service installations, in Federal-Provincial projects.

Assistance is given to municipalities in the preparation of final estimates, progress claims and other information required for these projects. The Section is finally responsible for acquiring detailed information from the municipality on final cost of services installed and final layout plans. This information is used in distributing costs among the three Partners when the project is officially closed out.

#### D. ADMINISTRATIVE SECTION

The primary function of the Administrative Section is to maintain liaison with Supervisors of the other sections and co-ordinate their work to expedite each individual project. All information necessary for the compiling of submissions to the Minister of Planning and Development for his approval and to Central Mortgage and Housing Corporation for "Authority to Investigate" and "Approval to Proceed" with the development of all projects, is directed to this Section.

When projects are in negotiation or preliminary planning stages, the Administrative Assistant may do part of the negotiating on behalf of the Assistant Director. This entails appearing at Council Meetings, explaining the operation of Federal-Provincial projects and, at times, dealing with correspondence addressed to the Assistant Director.

A further function of this Section is to arrange for the final distribution of ground service costs among the parties concerned in all Federal-Provincial projects. With the concurrence of the municipality, details of services installed and obtained from the Supervisor, Municipal Services, and the breakdown of the services installed is made in accordance with the Number 2 Agreement. The Breakdown is agreed upon with Central Mortgage and Housing Corporation and is discussed with the municipality before being passed to the Provincial Accountant for the preparation of a draft statement. This statement is discussed with the municipality, the Administrative Assistant attending to explain any obscure and debatable points. When final statements of costs are obtained, they pass through this Section prior to distribution. The routine operation of the filing room requisitioning of supplies and general office management are further responsibilities. A monthly report on the progress of projects and a monthly report to the Deputy Minister are prepared.

#### E. THE RESEARCH SECTION

The research Section of the Housing Branch is concerned with the compiling of housing statistics and the collection of general information





### KITCHENER

"PARKWAY HEIGHTS", A LAND ASSEMBLY PROJECT OF  
380 LOTS SOLD AT \$200. - \$450. PER LOT.



on housing in Ontario and elsewhere. To this end, extensive studies of specific aspects of housing activity (such as the one on co-operative housing mentioned on page 6 ) are conducted by the Section.

This Section prepares, conducts and analyses surveys of need and effective demand for rental housing in municipalities that have requested a Federal-Provincial rental housing project. This Section is also responsible for the preparation and publication of a bi-monthly News Letter, which is circulated to all housing authorities as well as municipal officials and other groups or individuals interested in public housing.

Material publicizing the activities of the Branch in the form of informative booklets and brochures, public displays and the like is also prepared by the Research Section.

Finally, the preparation of annual reports and similar statements is the responsibility of this Section.

#### F. ARCHITECTURAL AND PLANNING SECTION

This Section works in close conjunction with the Land Development Section in preparing preliminary sketches and other plans of the proposed Federal-Provincial project.

When a project is under investigation, the representative of this Section with a representative of the Land Development Section visits the municipality to inspect the site and collect all necessary information on the site. This Section is also responsible for reviewing the plans and specifications submitted by Central Mortgage and Housing Corporation for Provincial approval, and presenting these plans and specifications to the municipal authorities concerned.

In addition to these duties this Section is responsible for advising the Branch on matters concerning design and layout of projects as well as conducting studies on problems related to housing and house construction.



HOUSING BRANCH  
1958 ORGANIZATION CHART -

W. W. SCOTT  
Director

MISS J. McDERMID: SECRETARY

P. E. H. BRADY  
Assistant Director

MISS W. MORRIS: SECRETARY

<u>ADMINISTRATIVE SECTION</u>	<u>LAND DEVELOPMENT SECTION</u>	<u>ARCHITECTURAL AND PLANNING SECTION</u>	<u>MUNICIPAL SERVICES SECTION</u>	<u>RENTAL HOUSING SECTION</u>	<u>RESEARCH SECTION</u>
G. C. COOK Administrative Assistant	J. H. POLLARD Supervisor	H. COLLUM Branch Architect and Planner	C. T. ARMSTRONG Supervisor	R. B. BRADLEY Supervisor	MISS M. FULLERTON Senior Research Assistant
MRS. H. CARLILE Secretary	MRS. STEVENS Secretary		J. WESTWOOD Asst. Supervisor	MRS. A. DAVIDSON Secretary	MISS E. HALL Research Assistant
KEITH McLEOD Clerk	S. RAMSDEN Assistant		R. SCHMUCK Inspector	MRS. C. LEDDY Assistant	MISS J. PERRY Research Assistant
MRS. J. SMITH File Clerk	D. McBRIDE Assistant		MRS. S. REID Secretary	MRS. E. BARTLETT Assistant	MISS D. MIKOS Editor of News Letter
	MISS E. GILBERT Secretary			MISS M. RAGUCKAS Secretary	MISS P. BAVIN Secretary



## ONTARIO HOUSING AUTHORITIES

A Housing Authority is an independent body of public-spirited citizens appointed by Provincial Order-in-Council to manage Federal-Provincial Rental Housing projects. The members are selected by a special nominating committee composed of representatives of both the Federal and Provincial Ministers, and the Mayor or Reeve of the municipality. These members are carefully chosen in order that those selected for appointment are not actively involved in the political system of the municipality. In this way the management of the Federal-Provincial project is free from political overtones. Authority members are appointed usually for three years. But, at the time the Authority is created, the duration of the various members terms are staggered so that no more than one-third of the members come up for retirement in one year. All members are eligible for reappointment.

An Authority is usually comprised of from 5 - 7 members and includes a Chairman, a Vice-Chairman and a Secretary-Treasurer. In the smaller projects one of the members usually serves as a part-time manager. In the larger projects the Authority engages a full-time manager who is remunerated for his services and is not a member of the Authority.

The major duties of the Authority area:

1. Selection of Tenants
2. Collection of rents
3. General supervision, maintenance and management of the housing units.
4. Reporting to the Partnership through the Housing Branch on financial and policy matters.

The Authorities were established to ensure the operations of Federal-Provincial projects in accordance with local needs. The Partnership felt that local persons would have a better understanding of the problems of the municipality and could deal more effectively with applicants and tenants. For this reason the Authorities are given a maximum of autonomy in their operations within the broad policy outlined in the operating agreement between the Partnership and the Authority.

At the present time there are a total of 143 citizens serving as members of Housing Authorities in 27 municipalities throughout Ontario. The services which these people are contributing are invaluable both to the Partnership and also to the municipality. All are chosen for their high standards of achievements in their own fields and their keen interest in community affairs. As a result the Authorities have evidenced a high standard of efficiency in management and are making an outstanding contribution to the healthy growth of the community.

The Partnership is indeed grateful for all the time and effort which the members have given voluntarily to this social enterprise.

Attached as appendix '1' is a list of Ontario Housing Authorities as of December 31st, 1958.



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HOUSING AUTHORITY BY DATE OF THE  
CONSTITUTING ORDER-IN-COUNCIL

ST. THOMAS HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated May 7th, 1952, administers "Homedale" - two projects: totalling 75 detached units.

Dr. E. C. Gliddon	Chairman
R. W. Richardson	Vice-Chairman
J. W. Peart	
R. W. Rankin	
W. E. Rowe	Secy-Treas. and Manager

WINDSOR HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated May 7th, 1952, administers "Bridgeview" - two projects: totalling 573 detached units.

Lt. Col. G. Y. Masson	Chairman
Dr. L. Wheelton	
Mrs. J. A. Conway	
J. N. Bartlet	
Robt. V. Young	
C. G. Walton	
E. J. Langlois	Secy-Treas.
G. S. Cole	Manager (not a member)

FORT WILLIAM HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated October 2nd, 1952, administers "Kingsway" - three projects: totalling 174 detached units.

L. Rapley	Chairman
R. W. Korcheski	Vice-Chairman
F. Williams	
H. Sigurdson	
S. H. Blake	Secy-Treas. & Housing Mgr.
F. Cato	Asst. Manager (not a member)

HAMILTON HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated October 2nd, 1952, administers "Roxborough Park" & "Mohawk Gardens" projects: totalling 948 detached units.

G. F. Clark	Chairman
Mrs. H. A. Ricker	Vice-Chairman
A. Roughhead	
Mrs. V.T. Carey	
S. J. Bibby	
J. C. Jaggard	Secy-Treas.
R. H. C. Hayes	Administrator (not a member)



## PRESCOTT HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated October 23rd, 1952, administers "McAuley Gardens" - two projects: totalling 60 detached units.

C. A. Martin	Chairman
Mansell Moore	
E. R. Black	
E. Nesbitt	
M. A. Taylor	Secy-Treas.

## DUNNVILLE HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated October 23rd, 1952, administers "Elizabeth Crescent": totalling 25 detached units.

F.F. Haney	Chairman
J. Foster	
F. Schofield	Secy-Treas. & Manager

## MIDLAND HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated October 23rd, 1952, administers "Georgian View" - two projects: totalling 30 detached units.

D. G. Nesbitt	Chairman
W. C. Jeffery	
W. A. Hack	Secy-Treas. & Manager

## GUELPH HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated November 20th, 1952, administers "Green Meadows" project: totalling 70 detached units.

G. W. Toole Q.C.	Chairman
Leonard Owen	Vice-Chairman
G. K. Koch	
T. H. Lahon	
A. G. Stephens	Secy-Treas.
Miss R. McGillicuddy	Manager (not a member)

## LINDSAY HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated January 22d, 1953, administers "Victoria Park" project: totalling 20 detached units.

D. A. Sinclair	Chairman
E. N. Gregory Q.C.	
John Smale	
W. R. Allely	Secy-Treas.
F. Williamson	Manager (not a member)



## STAMFORD TOWNSHIP HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated January 29th, 1953, administers "Prince Charles" project: totalling 70 detached units.

John Oakes	Chairman
A. C. Huggins	Vice-Chairman
Keith Loughheed	
Mrs. E. H. Winn	
W. J. Kent	
Mrs. N. Wilson	Secy-Treas. & Manager (not a member)

## STRATFORD HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated February 5, 1953, administers "Avalon" - two projects: totalling 104 detached units.

A. D. Simpson	Chairman
J. Milne	Vice-Chairman
Dr. D. Smith	
G. McKellar	Secy-Treas.
H. G. Lee	Manager

## GODERICH HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated April 30th, 1953, administers "Dunlop Memorial" and "Strang Memorial" projects totalling 51 detached units.

E. J. Jeffrey	Chairman
A. Alexander	Vice-Chairman
F. C. Young	
C. F. Chapman	Secy-Treas.
J. K. Hunter	Manager

## GALT HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated October 1, 1953, administers "Glenview" project: totalling 50 detached units.

J. J. McCartney	Chairman
H. A. Stewart, Q.C.	Vice-Chairman
F. G. Light	
E. J. Hutcheson	
E. V. Brown	
H. D. Husson	Secy-Treas. & Mgr. (not a member)

## SAULT STE. MARIE HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated October 1, 1953, administers "Hamilton Heights" project: totalling 100 detached units.



N. Kensit	Chairman
G. Langdon	Vice-Chairman
N. Himmel	
F. Cerra	
G. H. Tolley	Secy-Treas.
H. E. Burke	Manager (not a member)

#### AMHERSTBURG HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated October 22nd, 1953, administers "Warren Park" project: totalling 25 detached units.

Chas. D. Thrasher	Chairman
Rev. S. Sweetman	
E. K. Lalonge	
R. D. Wigle	
L. D. Pettypiece	Secy-Treas. & Manager

#### PORT ARTHUR HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated October 22nd, 1953, administers "Strathcona Park" project: totalling 40 detached units.

D. A. Clark	Chairman
O. M. Gunderson	Vice-Chairman
W. V. McComber	
P. V. Ibbetson, Q.C.	
W. M. Kuzik	Secy-Treas. & Manager

#### SMITHS FALLS HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated November 12th, 1953, administers "Rideau View" project: totalling 24 detached units.

R. J. Beach	Chairman
J. C. Ketchum	Vice-Chairman
A. M. Davidson	
E. C. McKay	
F. R. Gilroy	Secy-Treas. & Manager

#### ARNPRIOR HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated December 17th, 1953, administers "Chats Haven" project: totalling 25 detached units.

J. W. C. Tierney	Chairman
F. B. Murphy	
J. L. McIntosh	
Mrs. K. P. Smith	
W. F. Frieday	Secy-Treas. & Manager



## RENFREW HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated March 11th, 1954, administers "Moran Heights" - two projects: totalling 43 detached units.

L. J. Fraser	Chairman
H. P. Stewart	
F. K. Plaunt	
N. E. Zimmerman	
F. W. Hunter	Secy-Treas. & Manager

## FORT ERIE HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated March 25th, 1954, administers "Price Park" project: totalling 28 detached units.

E. J. Freeland	Chairman
E. W. Tyrrill, Q.C.	
R. F. Willson, Q.C.	
C. S. Boyd	
A. E. Jepson	Secy-Treas. & Manager

## OWEN SOUND HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated July 7th, 1954, administers "Westmount" project: totalling 40 detached units.

F. W. Smith	Chairman
J. I. Brown	
R. C. Taylor	
R. C. McFaul	
J. McCubbin, Q.C.	Secy-Treas.
H. G. Jerome	Manager (not a member)

## BROCKVILLE HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated August 26th, 1954, administers "Churchill Park" - two projects: totalling 96 detached units.

C. A. Funk	Chairman
J. T. Scott	
P. H. Tompkins	
K. C. King	Secy-Treas.
G. C. Shannon	
R. D. Webster	Manager (not a member)

## TRENTON HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated August 26th, 1954, administers "Champlain Heights" projects: totalling 25 detached units.



J. C. Gillan	Chairman
E. E. Wiggins	
R. H. Haker	
Victor Auger	
O. W. Larry	Secy-Treas. & Manager.

#### NORTH BAY HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated August 11th, 1955, administers "Hillcrest" project: totalling 54 detached units.

J. G. A. Stevenson	Chairman
J. W. Chapman	
K. J. Barry	
H. J. Reynolds, Q.C.	
C. E. Armstrong	Secy-Treas. & Manager

#### NAPANEE HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated September 15th, 1955, administers "Park Lawn" projects: totalling 41 detached units.

C. D. Sills	Chairman
W. M. Alkenbrack	
J. E. Ladden	
C. H. Knight	
M. C. Graham	Secy-Treas. & Manager.

#### METROPOLITAN TORONTO HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated December 15th, 1955, administers "Lawrence Heights" and Regent Park South" projects: totalling 1376 units.

D. B. Mansur	Chairman
Dr. A. Rose	Vice-Chairman
G. A. Lascelles	
W. J. J. Butler	
J. S. Keenan	
H. W. Tate	
Mrs. J. W. Falkner	
P. Ringer	Administrator (not a member)
Miss S. Hensley	Secretary (not a member)

#### KEWORA HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated January 30th, 1958, administers "Pine Crest Park" project: totalling 26 semi-detached units.

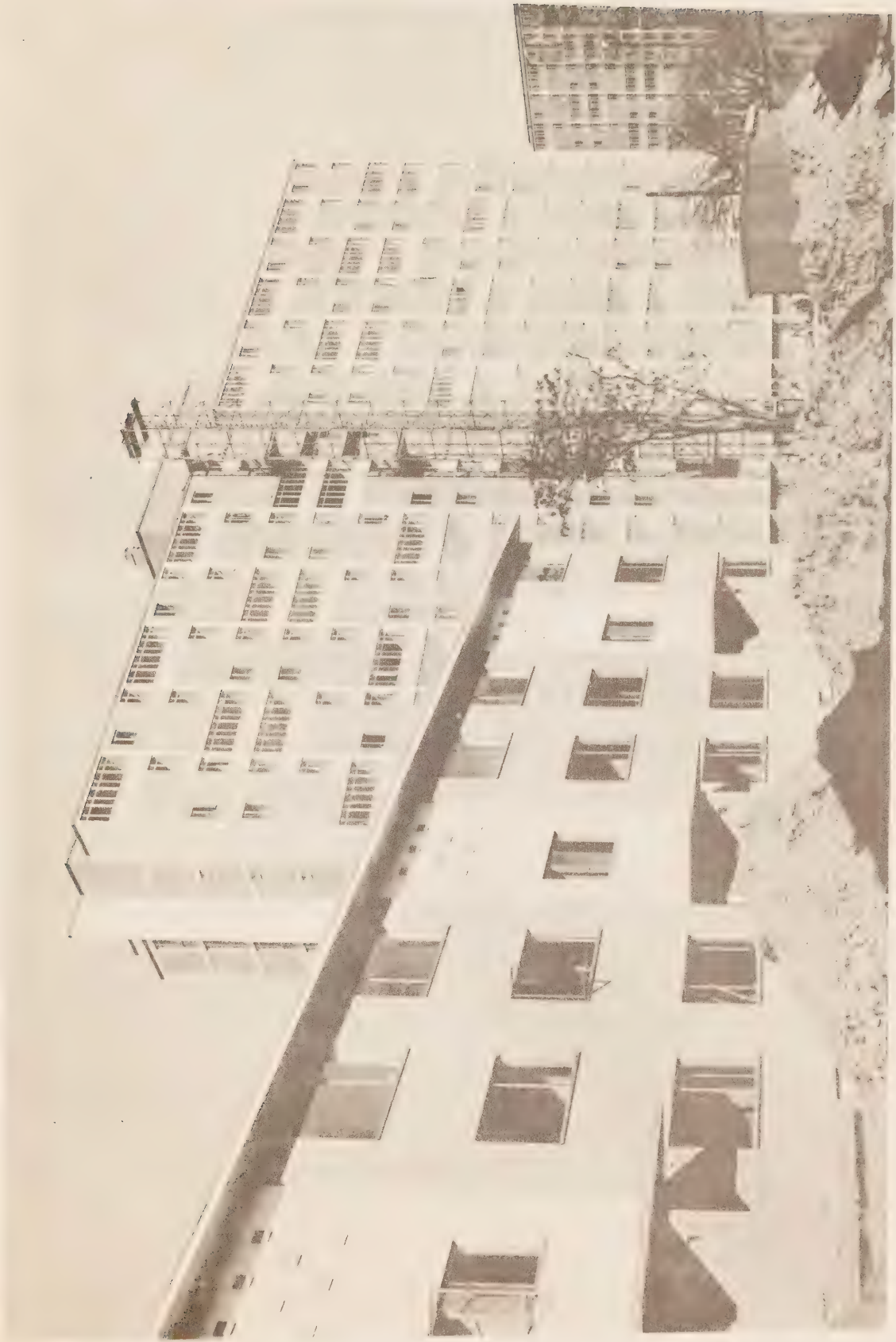
J. W. Sutcliffe	Chairman
A. G. Holland	Vice-Chairman
Gerard Brimble	



Earls Nelson  
Mrs. Eva Melnyk  
D. T. McLeod

Secy-Treas. & Housing Manager  
(not a member)





REGENT PARK SOUTH (Toronto)

SHOWING HIGH-RISE APARTMENTS (BACK) AND ROW HOUSING.  
STILL UNDER CONSTRUCTION.



## COMPARATIVE SURVEY OF ALL FEDERAL PROVINCIAL ACTIVITIES DURING 1958

AS AT MARCH, 1958			AS AT JUNE, 1958			AS AT SEPT., 1958			AS AT DEC., 1958		
LOTS	UNITS	PROJECTS	LOTS	UNITS	PROJECTS	LOTS	UNITS	PROJECTS	LOTS	UNITS	PROJECTS
1 Projects With Signed Agreements:		104			109			114			118
Land Assembly:		(59)			(62)			(66)			(66)
(a) Total lots	7420		8333			8753			10720		
(b) Lots sold	4245		4363			4573			4671 $\frac{1}{2}$		
(c) Lots for sale	711		610			849			923 $\frac{1}{2}$		
(d) Lots on hand (being developed or to be developed)	2464		3360			3331			5125		
(e) Acreage being held for future development	6382 acres		6164 acres			6149 acres			5360 acres		
Rental Housing:		(45)			(47)			(48)			(52)
(a) Total units	4641			4872			4952			5081	
(b) With units completed and occupied	2092			2163			2137			2665	
(c) With units under construction	2549			2484			2460			1982	
(d) Construction not yet started	Nil			225			305			434	
11 Projects Pending Agreements to Proceed with Development:											
Land Assembly:	480	3	8		1	8		1			Nil
Rental Housing:	83	2		192	3		91	1		71	1
111 Projects Under Preliminary Investigation:											
Land Assembly:		7			7			5			6
Rental Housing:		14			16			23			13
1V Enquiries Received:											
Land Assembly:		5			3			2			3
Rental Housing:		6			5			1			1



AS AT MARCH, 1958			AS AT JUNE 1958			AS AT SEPTEMBER, 1958			AS AT FEBRUARY 1958			
	LOTS	UNITS	PROJECTS	LOTS	UNITS	PROJECTS	LOTS	UNITS	PROJECTS	LOTS	UNITS	PROJECTS
Total No. of Projects and Enquiries	7900 lots	4724	141	8341 lots	5064	144	8761 lots	5043	147	10720 lots	5152	142
	6382 acres			6164 acres			6149 acres			5360 acres		
V Projects Abandoned:												
(a) Not approved by Federal or Provincial Ministers:												
Land Assembly:						1			Nil			1
Rental Housing:						Nil			Nil			5
(b) Abandoned during negotiations for other reasons:												
Land Assembly:						3			Nil			Nil
Rental Housing:						3			1			Nil
Sub Total						7			1			
GRAND TOTAL:	7900 lots 6382 acres	4724	141	8341 lots 6164 acres	5064	144	8761 lots 6149 acres	5043	148	10720 lots 5360 acres	5153	148



Summary of all Federal-Provincial Activities  
as at December 31st, 1958.

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1 Projects with Signed Agreements:

Land Assembly:

(a) Total Lots.	1,721
(b) Lots sold	4,571 <sup>1</sup> / <sub>2</sub>
(c) Lots for sale	923 <sup>1</sup> / <sub>2</sub>
(d) Lots on hand (being developed or to be developed.)	5125
(e) Acreage held for future development	5360

Rental Housing:

(a) Total units	5081
(b) Units completed and occupied	4234
(c) Units under construction	413
(d) Construction not yet started	434

Total number of municipalities with projects:

Land Assembly	35
Rental Housing	31

2 Projects Pending Agreements to Proceed with Development:

Land Assembly	NIL
Rental Housing	1

3 Projects Under Preliminary Investigation:

Land Assembly	8
Rental Housing	13

4 Enquiries Received:

Land Assembly	3
Rental Housing	1

Total Number of Projects & Enquiries

5 Projects Abandoned Since Last Report

(a) Not approved by Federal or Provincial Ministers:	1
Land Assembly	
Rental Housing	

(b) Abandoned during negotiations for other reasons:	NIL
Land Assembly:	NIL
Rental Housing	

Sub-Total:

GRAND TOTAL:



ANALYSIS OF LAND ASSEMBLY PROJECTS  
UNDER THE FEDERAL PROVINCIAL PARTNERSHIP AGREEMENTS  
AS AT DECEMBER 31ST, 1958.

PROJECTS

Municipality & Project	Lots Sold	Lots for sale now	Lots being developed	Lots to be devel- oped under Existing Agreements	Total Land held Lots under ex- isting Agreements for future development
Worstburg 1/52	26	5			31
Worrior 2/53	38	4			42
Wokan 1/50 Section 1	202	1			203
Wokan 1/50 Section 11	338	50			388
Wokan 1/50 Section 111			124		124
Wokan 1/50 Section 1V					40 acres
Wokan 1/50 Section V					50 acres
Wokan 1/50 General					1312 acres
Worntford A/53					100 acres
Worntford 2/57				325	325
Wockville A/51					187 acres
Wockville 2/53 Section 1	203				203
Wockville 2/53 Section 11				149	149
Wobourg 1/53 Section 1	42	52			94
Wobourg 1/53 Section 11					147 acres
Wenwall 2/57			343		343



Municipality & Project	Lots Sold	Lots for sale now	Lots being developed	Lots to be devel- oped under Existing Agreements	Total Lots	Land held under ex- isting Agreements for future development
2/58			200		200	
erich 3/57			22		22	
lph 1/51	211	3			214	
ilton A/54						900 acres
ilton 8/57			436	63	499	
ora 1/53	68	5			73	
ora 3/58				118	118	
gston A/50						34 acres
gston A/53						197 acres
gston 3/55	87	157			244	
chener 1/51 Section I	178				178	
chener 1/51 Section II	202				202	
chener 1/51 Section III			160		160	
chener 1/51 Section IV			132		132	
dsay 2/53	54				54	
ndon 1/50	374½	4½			379	
ndon Twp. 2/51 Section I	184				184	
ndon Twp. 2/51 Section II	431	63			494	
ndon Twp. A/52				380	380	
iland 1/52	28	2			30	
panee 1/54	11	10			21	
rth Bay 1/52	50				50	



Municipality & Project	Lots Sold	Lots for sale now	Lots being developed	Lots to be devel- oped under Existing Agreements	Total Lots	Lots held under ex- isting Agreements for future development
awa 1/50 Section 1	135				135	
awa 1/50 Section 11	201				201	
awa 1/50 Section 111	183				183	
awa 1/50 Section 1V	117				117	
n Sound 1/52	10	29			39	
erborough 1/52 Section 1, Phase 1	157		43		200	
erborough 1/52 Section 1, Phase 11				161	161	
erborough 1/52 Section 11, Phase 1			263		263	
erborough 1/52 Section 11, Phase 11				206	206	
t Hope A/52						54 acres
ifrew 1/53	32	2			34	
ifrew 3/57				129	129	
Thomas 1/50 Section 1	114				114	
Thomas 1/50 Section 11	79	4		10	93	
Thomas 3/53	70	1			71	
Thomas 4/55		2			2	
				969	969	
ndwich East 1/58						
rnica 1/52 Section 1	458	35			493	
rnica 1/52 Section 11	51	410			461	



Municipality & Project	Lots Sold	Lots for sale now	Lots being developed	Lots to be developed under Existing Agreements	Total Lots	Land sold under existing Agreements for future development
Amford 1/52	57				57	
Atford 1/51	122				122	
Bury 1/57			292		292	
Gold Twp. 1/55	44	83			127	
Onton 1/51	114	1			115	
ro Toronto:						1663 acres
rborough 1/53						603 acres
th York A /54						73 acres
bbicoke A /54						
Phase 1						
bbicoke A /54				600	600	
Phase 11						
	4671½	923½	2015	3110	10720	5360

TOTAL: 66 projects

35 municipalities

Projects Pending Agreements to Proceed with Development: NIL

1 Projects Under Preliminary Investigation:

Oshawa	-
Ottawa	-
Prescott	60 acres
Trenton	-
Woodstock	-
Metro-Toronto:	
Scarborough 8/58	280 acres

TOTAL 6 projects proposed.

Enquiries Received:

Guelph  
Kitchener  
Timmins

TOTAL 3 enquiries.



- 3 -

SUMMARY

Projects:

(a) Number of lots sold	4671 <sup>1</sup> / <sub>2</sub>
(b) Number of lots for sale	923 <sup>2</sup> / <sub>3</sub>
(c) Lots being developed	2015
(d) Lots to be developed under existing agreements	3110
(e) Acreage being held under existing agreements for future development.	5360

Total: 66 projects - 35 municipalities - 10720 lots - 5360 acres.

II Projects Pending Agreements to Proceed with Development:

NIL

III Projects under Preliminary Investigation:

6 projects  
proposed

IV Enquiries Received:

3 enquiries

V Projects Abandoned:

(a) Projects not approved by the Federal or Provincial Ministers:	1
(b) Projects at various stages of negotiations abandoned for other reasons:	NIL



Analysis of Rental Housing Projects  
Under the Federal-Provincial Partnership Agreements  
As at December 31st, 1953.

1 Projects

(a) Complete and Under Administration:-

<u>Municipality</u>	<u>Project No.</u>	<u>Full-Recovery</u>	<u>No. of Units</u> <u>Subsidized</u>
Amherstburg	1/52 -		25
Arnprior	1/53 -		25
Brockville	2/53 -		40
Brockville	3/55 -	30	
Brockville	4/57 -	26	
Dunnville	1/52 -		25
Fort Erie	1/52 -		28
Fort William	1/51 -	70	
Fort William	2/53 -	52	
Fort William	3/55 -	52	
Galt	1/52 -		50
Goderich	1/52 -		25
Goderich	2/53 -	26	
Guelph	1/51 -	70	
Hamilton	1/51 -	496	
Hamilton	4/55 -	432	
Hamilton	5/55 -	20	
Kenora	2/56 -	26	
Lindsay	1/51 -	20	
Midland	1/52 -		20
Midland	2/53 -		10
Napanee	1/54 -	21	
Napanee	2/57 -	20	
North Bay	1/52 -	54	
Owen Sound	1/52 -		40
Port Arthur	1/52 -	40	
Prescott	1/51 -	10	
Prescott	2/54 -	25	
Prescott	3/56 -	25	
Renfrew	1/53 -		30
Renfrew	2/55 -	13	
St. Thomas	2/51 -	40	
St. Thomas	5/56 -	35	
Sault Ste. Marie	1/52 -		100
Smith Falls	1/52 -		24
Stamford	1/52 -		70
Stratford	1/51 -	40	
Stratford	2/54 -	40	
Stratford	3/57 -	24	
Trenton	1/51 -	25	
Windsor	1/50 & 2/51 -	325	
Windsor	3/54 -	96	
		2153	512

Total: 42 projects  
26 municipalities



(b) With all or some units under construction:

<u>Municipality</u>	<u>Project No.</u>	<u>Units Complete</u>	<u>Units Under Construction</u>
Metro-Toronto:			
Lawrence Heights	5/54 (S)	768	275
Regent Park South	1/53 (S)	649	83
Windsor:	4/58 (FR)	152	55
Total: 3 projects		1569	413

(c) Approval to proceed received but construction not yet started:

<u>Municipality</u>	<u>Project No.</u>	<u>No. of Units</u>
Clinton	1/58	12 (FR)
Cornwall	3/57	125 (S)
Delhi	1/58	12 (FR)
Goderich	4/58	14 (FR)
Hamilton	6/57	80 (FR)
Hamilton	7/57	91 (FR)
London	4/57	100 (FR)
Total: 7 projects		434

11 Projects Pending Agreements to Proceed with Development:

<u>Municipality</u>	<u>Project No.</u>	<u>Estimated No. of Units</u>
Kingston	4/58	71 (S)
Total: 1 project		71

111 Projects under Preliminary Investigation:

<u>Municipality</u>	<u>Project No.</u>	<u>Estimated No. of Units</u>
Brantford		50 (FR)
Galt		10 (FR)
Orillia		100 (FR)
Ottawa		30 (FR)
St. Catherines		51 (FR)
Sarnia		
Sault Ste. Marie		50 (FR)
Sudbury		
Metro-Toronto:		38 (S)
Lawrence Heights	5/54 Sec. 11	168 (S)
Etobicoke	6/58	100 (S)
Scarborough	7/58	400 (S)
Scarborough		1105 (S)
Moss Park		
Total: 13 projects		2122

1111 Projects Pending Agreements:

	Wilmans
Total:	1 enquiry



SUMMARY

I Projects:		
(a) Complete & Under Administration	<u>12</u>	<u>105</u>
(b) With all or some units under construction	3	1922
(c) Construction not yet started	7	134
(d) No. of municipalities --26		
II Projects Pending Agreements to Proceed with Development:	1	71
III Projects under Preliminary Investigation:	13	122
IV Enquiries Received:	1	
Total number of projects and enquiries:	68	7274
V Projects Abandoned:		
(a) Projects not approved by the Federal or Provincial Ministers:	5	
(b) Projects at various stages of negotiation abandoned for other reasons:		
	NIL	



# STATEMENT OF PAYMENTS AND RECEIPTS IN 1961-1962

JANUARY 1st

DECEMBER 31st, 1962

## PAYMENTS

Dominion Provincial Capital Payments  
ordinary Expend. (Dominion-Provincial)

5,247,000.00

5,247,000.00

## RECEIPTS

Dominion-Provincial - Cap. receipts  
Outlay as per cash

1,439,840.00

4,173,215.80

Net Outlay in Projects

4,173,215.80

## INVESTMENT IN PROJECTS

(a) Under Construction 3,782,938.05  
(b) Completed Rental - (Prov. Share) 452,215.94  
(c) Completed Rental - (Munic. Share) 99,744.60  
(d) Completed Land Assembly 43,469.35  
(e) Ground Services  
    (1) Munic. share of Services (15 yrs.) 246,447.00  
    (2) Lot owners share of Services (15 yrs.) 173,320.10  
    (3) Future lot owners share of Services (15 yrs.) 82,513.00  
    (4) Lot owners share of Services collectable on sale of lots 11,400.00  
(f) C/A with Municipality re: Services 21,700.00  
(g) C/A with CMHC re: ground Services 7,000.00  
(h) C/A with CMHC re: Housing Authorities -  
(i) C/A with Housing Branch 14,350.00  
(j) C/A with CMHC re: Sundry Adjustments 7.00  
(k) C/A with CMHC re: Debentures -

4,659,163.50

## LESS

Revenue from sale of lots 11,100.00  
C/A with Housing Authorities 11,100.00  
C/A with Municipalities re: Rental 1,200.00  
Accrued Interest 17,211.00

4,659,163.50



TO DATE

Profits on sale of lots	342.77		
Profit on Housing Operations	1,971.07		
Interest during construction recovered:			
(a) Rental Housing	33,517.17		
(b) Land Assembly	63.31		
(c) Ground Services	<u>11,567.10</u>	45,147.58	
Interest on Municipal Debentures		16,440.58	
Interest on Special Debentures		-	
Interest on Amortization		-	
(a) Rental Housing	110,775.59		
(b) Ground Services	<u>22,249.10</u>	133,024.69	
Sundry		<u>356.18</u>	
		133,380.87	
Initial Payment to be written off (Projects not proceeded with)	<u>52.30</u>	<u>197,273.58</u>	<u>489,947.77</u>
Outlay in projects			<u>4,178,215.00</u>



PROJECTS AND EXPENDITURES BY FISCAL  
YEARS 1954 - 1959

	1954-5	1955-6	1956-7	1957-8	1958-9
NUMBER OF STAFF BEGINNING EACH YEAR	14	20	20	20	24
TOTAL ORDINARY BUDGET:	73,000.00	75,000.00	92,000.00	120,000.00	167,000.00
<u>ACTUAL EXPENDITURES - ORDINARY</u>					
Salaries	57,228.63	54,789.68	78,358.00	89,653.85	120,000.00
Travel	3,818.89	6,985.80	11,069.47	13,728.57	15,000.00
Administration & Maintenance	6,722.33	11,762.00	12,217.53	13,846.10	10,000.00
	\$ 67,769.85	73,537.48	101,645.00	117,228.52	145,000.00 (Est.)
<u>CAPITAL BUDGET:</u>	10,000,000.00	6,507,000.00	8,000,000.00	5,900,000.00	5,500,000.00
ACTUAL EXPENDITURES - CAPITAL	1,580,000.00	744,700.00	1,560,000.00 (Estimated)	4,618,808.13	5,954,034.15 (Estimated)
Rental Units Under Administration as of December 31st, each year	1,159	1,781	1,870	2,366	4,193
Land Assembly Lots Sold as of December 31st, each year	-	-	2,630	3,911	4,672
Land Assembly Projects with Sales underway	11	18	23	19	17

December 31st, 1958.





